

**EXHIBIT A**

**Post-Closing Designation Notice**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:

BIG LOTS, INC., *et al.*,

Debtors.<sup>1</sup>

Chapter 11

Case No. 24-11967 (JKS)

(Jointly Administered)

**NOTICE OF DESIGNATION OF DESIGNATED ASSET**

WHEREAS, Gordon Brothers Retail Partners, LLC, as buyer (“Buyer”), and Big Lots, Inc., a Delaware corporation and debtor and debtor in possession (“Seller”), are parties to that certain Asset Purchase Agreement dated as of January 3, 2025 (the “Purchase Agreement”), pursuant to which Buyer agreed to acquire the Assets from Seller and the other the Selling Entities<sup>2</sup>.

WHEREAS, pursuant to an order of the Bankruptcy Court entered January 2, 2025 (the “Sale Order”)[ECF No. 1556], the Bankruptcy Court approved the Selling Entities’ sale of the Assets to Buyer pursuant to the Purchase Agreement;

WHEREAS, on January 3, 2025, the Initial Closing under the Purchase Agreement occurred; and

WHEREAS, in accordance with Section 2.01(b) of the Purchase Agreement, Buyer desires to (a) designate each of the 365 Contracts identified on Exhibit A hereto and incorporated herein (each, a “Designated Lease” and, collectively, the “Designated Leases”) as a “Designated Asset” for assumption and assignment, and (b) designate the applicable party listed as “Assignee” on Exhibit A with respect to each Designated Lease as the “Designated Buyer” with respect to the acquisition, assumption and assignment of such Designated Lease.

**DESIGNATION OF DESIGNATED ASSET**

1. In accordance with Section 2.05(b) of the Purchase Agreement, Buyer hereby (a) designates each of the Designated Leases as a “Designated Asset”, and (b) designates the “Assignee” listed on Exhibit A with respect to such Designated Lease as the “Designated Buyer” for such Designated Lease.

---

<sup>1</sup> The debtors and debtors in possession in these chapter 11 cases, along with the last four digits of their respective employer identification numbers, are as follows: Great Basin, LLC (6158); Big Lots, Inc. (9097); Big Lots Management, LLC (7948); Consolidated Property Holdings, LLC (0984); Broyhill LLC (7868); Big Lots Stores - PNS, LLC (5262); Big Lots Stores, LLC (6811); BLBO Tenant, LLC (0552); Big Lots Stores - CSR, LLC (6182); CSC Distribution LLC (8785); Closeout Distribution, LLC (0309); Durant DC, LLC (2033); AVDC, LLC (3400); GAFDC LLC (8673); PAFDC LLC (2377); WAFDC, LLC (6163); INFDC, LLC (2820); Big Lots eCommerce LLC (9612); and Big Lots F&S, LLC (3277). The address of the debtors’ corporate headquarters is 4900 E. Dublin-Granville Road, Columbus, OH 43081.

<sup>2</sup> All capitalized undefined terms used in this Notice shall have the same meaning as in the Purchase Agreement.

IN WITNESS WHEREOF, this Notice of Designation has been signed by as of the date hereof.

Dated: February 14, 2025  
Boston, Massachusetts

Respectfully submitted,

**GORDON BROTHERS RETAIL PARTNERS, LLC**

By: /s/ David Braun  
101 Huntington Avenue, 11th Floor  
Boston, MA 02199  
Email: dbraun@gordonbrothers.com

*Attorney for Gordon Brothers Retail Partners, LLC*

**EXHIBIT A****DESIGNATED LEASES**

Store Number	Address	Base Rent PSF	Lease Expiration Date	Options	Purchaser Entity
4765	2306 S. Jefferson Ave., Unit 160, Mount Pleasant, TX 75455-6056	\$4.28	1/31/2030	4-5 Years	JP & A Holdings, LLC
5333	515 N. Dupont Highway, Dover, DE 19901	\$8.50	1/31/2027	3-5 Years	Ocean State Job Lot of DE2025, LLC
1997	900 Norman A. Eskridge Highway, Unit #50 Seaford, DE 19973	\$5.25	1/31/2030	2-5 Years	Ocean State Job Lot of DE2025, LLC
1996	Rte I-83 and 3800 Union Deposit Road, Harrisburg, PA 17109	\$6.00	1/31/2029	2-5 Years	Ocean State Job Lot of Harrisburg, LLC
1958	801 E. Pulaski Hwy, Suite 141, Elkton, MD 21921	\$5.85	1/31/2027	2-5 Years	Ocean State Job Lot of MD2025, LLC
5439	210 Marlboro Ave., Suite 55 Easton, MD 21601	\$4.31	1/31/2030	3-5 Years	Ocean State Job Lot of MD2025, LLC
1528	730 Center St., Auburn, ME 04210	\$3.75	1/31/2026	2-5 Years	Ocean State Job Lot of ME2025, LLC
1195	257 West New Rd., Somers Point, NJ 08244	\$7.25	1/31/2035	2-5 Years	Ocean State Job Lot of NJ2025, LLC
1775	3845 Bayshore Rd., Cape May, NJ 08204	\$3.75	1/31/2030	2-5 Years	Ocean State Job Lot of NJ2025, LLC
5249	580 North Main St., Barnegat, NJ 08005	\$6.17	1/31/2031	2-5 Years	Ocean State Job Lot of NJ2025, LLC
1883	8015 Oswego Rd., Liverpool, NY	\$3.15	1/31/2030	2-5 Years	Ocean State Job Lot of NY2025, LLC
5205	10 Village Plaza, Dansville, NY	\$5.75	1/31/2030	3-5 Years	Ocean State Job Lot of NJ2025, LLC
1956	7150 Hamilton Boulevard, Trexlerstown, PA 18087	\$4.75	1/31/2028	2-5 Years	Ocean State Job Lot of Trexlerstown, LLC

Store Number	Address	Base Rent PSF	Lease Expiration Date	Options	Purchaser Entity
1973	66 Morrisville Plaza, Suite 5 Morrisville, VT 05661	\$5.50	1/31/2030	3-5 Years	Ocean State Job Lot of VT2025, LLC
4669	116 East Main Street Webster, MA 01570	\$7.00	1/31/2028	3-5 Years	Ocean State Job Lot of Webster, LLC
5259	24 Kent Towne Market, Chester, MD 21619	\$7.25	1/31/2028	2-5 Years	Ocean State Job Lot of MD2025, LLC